

2021 -- H 5391

LC000919

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2021

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Alzate, Speakman, Kazarian, Williams, Fogarty, and Place

Date Introduced: February 05, 2021

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 34-18 of the General Laws entitled "Residential Landlord and Tenant
2 Act" is hereby amended by adding thereto the following section:

3 **34-18-58. Sealing and unsealing of court files.**

4 (a) All actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 shall be sealed upon
5 filing provided that, actions filed under §§ 34-18-35, 34-18-36, and 34-18-38 shall be unsealed as
6 described in subsections (1) and (2) of this section.

7 (1) Eviction actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 shall be unsealed
8 upon entry of a final judgment in favor of the plaintiff after trial or default judgment, or

9 (2) Eviction actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 resolved by
10 stipulation shall be unsealed upon motion filed by the plaintiff where the plaintiff demonstrates
11 either:

12 (i) The defendant breached the stipulation; or

13 (ii) The defendant continues to owe unpaid rent or damages to the plaintiff after vacating
14 the rental unit.

15 SECTION 2. This act shall take effect on January 1, 2022.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

1 This act would provide for the sealing and unsealing of court files in residential eviction
2 proceedings.

3 This act would take effect on January 1, 2022.

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